

**City of Kittitas  
Council Meeting Minutes  
September 22, 2015**

**COUNCIL MEETING**

Mayor Huber led those assembled in the Flag Salute. Mayor Huber called the regular Council Meeting to order at 7:00 p.m. September 22, 2015. Councilmembers present: Ben Whitehurst, J. Huber, John Camarata, Jerry Lael and Darrell McLean. Staff present: Michelle Geiger – Building Official; Chris Taylor - Police and Debbie Lee – Clerk/Treasurer.

**APPROVAL OF THE MINUTES FOR THE REGULAR COUNCIL MEETING SEPTEMBER 8, 2015**

**MOTION:** Councilmember Camarata made a motion to approve the minutes; second by Councilmember J. Huber.  
Motion Carried: 5 yes 0 no.

**ADDITIONS TO AND/OR APPROVAL OF AGENDA**

Mayor Huber would like to add under Unfinished Business A. Release of Retainer Granite Construction S. Main Sidewalk Project.

**MOTION:** Councilmember J. Huber made a motion to approve the agenda as amended; second by Councilmember Lael.  
Motion Carried: 5 yes 0 no.

**PUBLIC APPEARANCE COMMENTS**

None

**REPORT OF OFFICES AND SPECIAL GUESTS**

**A. Staff Reports (informational only)**

**Yakima River Basin – Paul Jewell. Urban Eberhart and Nicole Pasi**

- A power point presentation of what the Yakima Basin Integrated Plan has accomplished to date and future projects. (see attached information) The presenters requested the Mayor to sign a letter of support and the Council pass a resolution supporting S. 1694, Senator Cantwell’s legislation authorizing phase one projects of the Yakima Basin Integrated Plan.
- Mayor Huber inquired about the purchase of the land in Teanaway and how it helps preserve water? Paul Jewell explained that it protects the headwaters.
- Councilmember J. Huber asked what the points of contention with the opposition are. Commissioner Jewell stated that some people don’t like the Bumping Lake Project, the Kaches Reservoir community, Black Rock Dam etc.

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- It was the consensus of Council to have Mayor Huber signs the letter of support and the resolution which will be on the October 13, 2015 agenda.

**Michelle Geiger – Building Official**

- Michelle informed Council that there has been a lot of land use permits being issued as well as some remodel permits.
- The Best Assets project has stirred some discussion with other property owners. The shop will be completed by snowfall.
- Councilmember J. Huber inquired about the street lights and Councilmember Lael asked if the dirt will be grass. Michelle said yes grass was being planted and she was not sure when the street lights would be installed.

**UNFINISHED BUSINESS**

**A. Granite Construction Retainer Release S. Main Street Sidewalks \$6,194.26**

**MOTION:** Councilmember Camarata made a motion to approve the release of the retainer; second by Councilmember Lael.

Motion Carried: 5 yes 0 no.

**NEW BUSINESS**

**A. Solar Project Bid Award**

- Michelle explained to Council that the City received bids from Ellensburg Solar and Artisan Electric for the solar project. The bid from Ellensburg Solar was higher than Artisan Electric. Ameresco does not have a preference as to who the bid is awarded to. Michelle and Bryan both like the idea of going with Ellensburg Solar since they are local. The City does not qualify for the tax credit like residential customers do so Ellensburg Solar stated if the City would put the project off until January they could reduce their bid some. This tax credit was not figured into the cost analysis.
- Councilmember Lael asked if the City has to take the lowest bidder. Mayor Huber explained that the City would need to justify why they went with the higher bidder. Ameresco has strict requirements for companies to be qualified to bid and they were impressed with Ellensburg Solar.
- Councilmember Camarata stated he did not feel this project is cost effective.

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**MOTION:** Councilmember J. Huber made a motion to award the bid to Ellensburg Solar; second by Councilmember Lael.

Motion Carried: 4 yes 1 no (Councilmember Camarata)

**B. Comprehensive Plan Update**

- Mayor Huber and Council met with SCJ Alliance and the Planning Commission last week regarding the Comp Plan Update. SCJ Alliance presented their concept for the land down by the freeway and zoning. They talked about mixed commercial and gateway commercial zoning. The Department of Commerce did not grant an expedited hearing so Council will not vote until November. Mayor Huber was excited with the conceptual plans. The biggest focus is to change the zoning to draw in more revenue to the City.
- Commissioner Jewell explained to Council that COG has hired Berk & Associates to justify the cost of updating the UGA which is technically Kittitas County. Berk & Associates will do a population allocation and land analysis and make a recommendation to the board so each City will pay a portion of the major Comp Update for the UGA that needs completed by 2017.
- Jerry Litt with SCJ Alliance would like a consensus from Council to move forward with the Comp Plan. The major comp update needs completed by 2017 to be compliant with the UGA.

**MOTION:** Councilmember Lael made a motion to have SCJ Alliance move forward with the Comp Plan Update; second by Councilmember Whitehurst.

Motion Carried: 5 yes 0 no.

**PAYMENT APPROVALS**

**A. September 22, 2015 Payables \$67,998.06**

**MOTION:** Councilmember J. Huber made a motion to approve September 22<sup>nd</sup> payables; second by Councilmember Camarata.

Motion Carried: 5 yes 0 no.

**MAYOR'S REPORT**

- Mayor Huber received notice from the Sherriff's office stating that the jail rates for 2016 will increase to \$61.25 per day and \$62.50 per day in 2017. This represents about a 2% increase per year. Councilmember J. Huber asked if medical was included in this price. Mayor Huber stated no. These expenses are hard to budget for.
- SCJ Alliance estimates costs to update the Comp Plan over the next 18 months are \$40,000.00.

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- The State Auditor's office is increasing their rates from \$88.50 per hour to \$93.00. The next audit due next year is approximately \$18,000.00.
- There will be a TBD meeting after the Council meeting on October 13<sup>th</sup>, at that time the TBD Board will look at the fund balance and what possibly could be allocated to the street budget for 2016.

**COUNCIL DISCUSSION**

- Councilmember Camarata informed Council that the Sidewalk Project on Patrick will be delayed until 2016.

**ADJOURN: 8:00 p.m.**

**Attest:**

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Mayor Huber

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Arda Sandalow, Assistant Clerk